

Development Permit Area C2 – Light Industrial

<p>Category:</p>	<p>F – Industrial</p>
<p>Area:</p>	<p>Development Permit Area No. C2, as shown on map ‘Schedule No. 2.3’, includes the “Village Neighbourhood” areas designated for light industrial use.</p>
<p>Justification:</p>	<p>The light-industrial area is close to both the uptown commercial area and multi-family developments. Both these areas have been identified as Development Permit Areas in order to protect essential ingredients of the Town’s character.</p> <p>The light-industrial area needs to be subject to similar regulation so that any new facilities further support the Town’s efforts in adjacent areas. However, it is recognized that light-industrial needs vary from those in the commercial sector. For this reason the industrial area is identified as a separate Development Permit Area.</p>
<p>Guidelines:</p>	<p>Development Permits in the light-industrial area shall meet the following general criteria:</p> <ol style="list-style-type: none"> 1. Developments shall provide adequate screening of outdoor industrial areas to reduce the visual impact of those areas on commercial and residential lands located close by. Such screening can take the form of hedges or landscaping, or can be achieved through careful placement of buildings on site. 2. The shape and massing of light industrial buildings is frequently dictated by the uses to be accommodated. However, owners are encouraged to keep the scale and shape of buildings in character with adjoining areas by avoiding massive, unbroken elevations, long dominating roof lines and stark treatment of exterior wall details and finishes. The inclusion of design elements that are similar to the Uptown Commercial Development Permit Area Guidelines are strongly encouraged. 3. Developments are encouraged to provide for on-site landscaping, in order to soften the streetscape and better integrate the industrial area with the nearby commercial and residential areas.

	<ol style="list-style-type: none"><li data-bbox="529 201 1408 394">4. In order to create a more pleasing streetscape and building façade, driveways and parking areas should be located at the rear of properties with access from rear or side lanes where this is possible. Areas between the building and street should be landscaped. Parking areas should be screened with a 1 m high hedge or similar landscaping.<li data-bbox="529 432 1408 495">5. Landscaping and screening shall not exceed 1.0 m in height where visibility for vehicles at intersections is a concern.
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